

58070

K-37537

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ANNETTA JOHNSON

KNOW ALL MEN BY THESE PRESENTS, That DONALD EDWARD JOHNSON and MURIEL BILLY G. MANN hereinafter called grantor, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A".

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$..... However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 14 day of November, 1985, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THE SIGNER OF THIS INSTRUMENT DOES NOT WARRANT THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE PROPERTY OF THE GRANTOR. THE GRANTOR'S OFFICE SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

(ORS 194.570)

County of Klamath

ss.

The foregoing instrument was acknowledged before me this November 14, 1985, by Donald Edward Johnson and Muriel Annetta Johnson.

(SEAL)

LOISE E. ADOLF

Notary Public for Oregon

NOTARY PUBLIC OREGON

My Commission Expires

Donald Edward & Muriel Annetta Johnson, 4748 Driftwood Drive, Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Billy G. Mann

15314 S. Avalon

Compton, California 90220

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Billy G. Mann

15314 S. Avalon

Compton, CA 90220

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

ss.

The foregoing instrument was acknowledged before me this, 19, by, president, and by, secretary of,

a corporation, on behalf of the corporation. Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

ss.

I certify that the within instrument was received for record on the day of, 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

A tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pipe in the fence line along the East 1/16th line of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, bears N. 75°10'43" W. 4119.43 feet distant; thence along a fence line N. 41°10' W. 506.8 feet; thence S. 89°14'20" W. 1796.60 feet; thence S. 10°50' W. 342.55 feet; thence S. 0°47' E. 290.60 feet; thence S. 89°13' W. 1292.76 feet; thence S. 18°59' E. 640.20 feet; thence S. 40°11' E. 387.80 feet; thence S. 27°58'20" E. 704.35 feet; thence S. 82°57'20" E. 831.95 feet; thence S. 32°08'20" E. 633.45 feet; thence S. 70°52'40" E. 384.80 feet; thence S. 20°04'40" E. 363.00 feet, more or less, to the South 1/16th line of said Section 33; thence along said South 1/16th line S. 89°48'40" E. 1052.00 feet to the fence line along the East 1/16th line of said Section 33; thence N. 0°10' W. along said fence line 2918.68 feet, more or less, to the point of beginning.

Together with a non-exclusive perpetual easement 60 feet in width for roadway purposes lying North of a line running East and West beginning at the Easterly point on the Westerly side of Washburn Way 60 feet West of the East 1/4 corner of Section 33, Township 39 South, Range 9 E.W.M. and running West a distance of 1255 feet to the Western most point of the SE¼NE¼ of Section 33, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of February \_\_\_\_\_ A.D., 19 86 at 10:34 o'clock A M., and duly recorded in Vol. M86,  
of Deeds \_\_\_\_\_ on Page 2390.

FEE \$9.00

Evelyn B. Bohn  
By Berntha H. Hetch County Clerk